



- NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
A. 50' FRONT YARD
B. 20' SIDE YARD
C. 20' REAR YARD
 2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES.
 3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF HERNANDO.
 4. THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0115 D, DATED MAY, 1990.
 5. IRON PINS ARE SET ON ALL PROPERTY CORNERS, CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 0.85, MORE OR LESS, ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 WEST BEING ALSO KNOWN AS PART OF LOT 467 OF THE OLD CITY MAP OF HERNANDO AND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" PIPE SET ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ROBINSON STREET (40' WIDE) AND THE EAST RIGHT-OF-WAY OF HIGHWAY 51 (R.O.W. VARIES); THENCE NORTH 04 DEGREES, 41 MINUTES, 25 SECONDS WEST A DISTANCE OF 274.09 FEET ALONG THE EAST LINE OF HIGHWAY 51 TO A 2" IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE CHURCH OF CHRIST LOT AS DESCRIBED IN DEED BOOK 54, PAGE 3; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 133.00 FEET ALONG THE SOUTH LINE OF SAID CHURCH LOT TO A 3/4" PIPE SET; THENCE SOUTH 04 DEGREES, 41 MINUTES, 24 SECONDS EAST PARALLEL TO THE NORTH LINE OF ROBINSON STREET; THENCE NORTH 86 DEGREES, 48 MINUTES, 32 SECONDS WEST ALONG THE NORTH LINE OF ROBINSON STREET A DISTANCE OF 133.82 FEET TO A 3/4" PIPE SET BEING THE POINT OF BEGINNING CONTAINING 0.85, MORE OR LESS, ACRES OF LAND AND BEING SUBJECT TO ALL CODES, REGULATIONS AND REVISIONS, SUBDIVISION COVENANTS, EASEMENTS AND REVISIONS-OF-WAY OF RECORD.

DATE: FEBRUARY, 1996
GMA/gma

OWNER'S CERTIFICATE

I, DIANE R. Tipton, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 16th DAY OF October, 1996.

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 16th DAY OF October, 1996, Diane R. Tipton, WHO WITHIN MY JURISDICTION, THE WITHIN NAMED Diane R. Tipton ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT.

CITY OF HERNANDO PLANNING COMMISSION

APPROVED BY THE HERNANDO PLANNING COMMISSION ON THIS THE 8th DAY OF October, 1996.
Charles A. Horney CHAIRPERSON
James R. Kelly SECRETARY

CITY OF HERNANDO MAYOR AND BOARD OF ALDERMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF HERNANDO, MISSISSIPPI, THIS THE 12th DAY OF October, 1996.
James R. Kelly CITY CLERK
Edward D. Hoke MAYOR

STATE OF MISSISSIPPI

COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:35 O'CLOCK A.M., ON THE 20th DAY OF October, 1996, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 28, PAGE 28.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON, AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GEODETIC SURVEY BY ME.
Ben W. Smith MS NO. 5503 ENGINEER
Ben W. Smith MS NO. 5503 ENGINEER

MORTGAGEE'S CERTIFICATE

Bank of America MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 17th DAY OF November, 1996.
James R. Kelly TITLE
James R. Kelly SIGNATURE OF MORTGAGEE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 17th DAY OF November, 1996, James R. Kelly, WHO WITHIN MY JURISDICTION, THE WITHIN NAMED James R. Kelly ACKNOWLEDGED THAT HE/SHE IS Asst. Vice President OF Bank of America, AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.
James R. Kelly NOTARY PUBLIC
My Commission Expires 12-5-98
MY COMMISSION EXPIRES:

FINAL PLAT OF
OAK TREE CENTRE PLAZA
SUBDIVISION

SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 WEST
CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI

SCALE: 1" = 30'
SEPTEMBER, 1996

ZONING: C-4
TOTAL AREA: 36,828 S.F./0.85 ACRES
TOTAL LOTS: 1

OWNER/DEVELOPER:
OAK TREE CENTRE, LLC.

SES SMITH
ENGINEERING & SURVEYING
INCORPORATED
228 GOODMAN ROAD, SUITE 4
SOUTHAVES, MISSISSIPPI 38671
FAX (601) 349-9711
PHONE (601) 349-1348